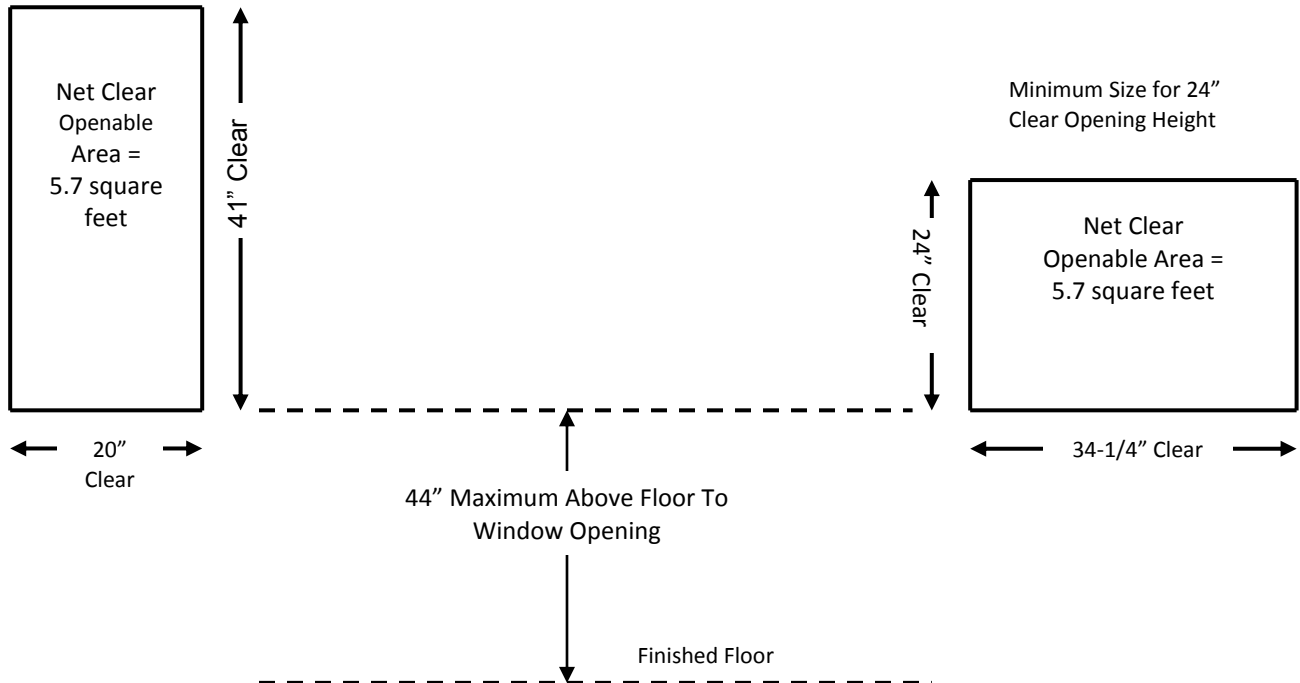


Egress Windows and Wells

4/2011

Residential Guidelines for Emergency Escape and Rescue Windows Required in Every Basement and in Every Sleeping Room and Window Wells As Required

Minimum Size for 20"
Clear Opening Width



Minimum Net Clear Opening Width/Height Requirements for Emergency Escape & Rescue Openings (inches)

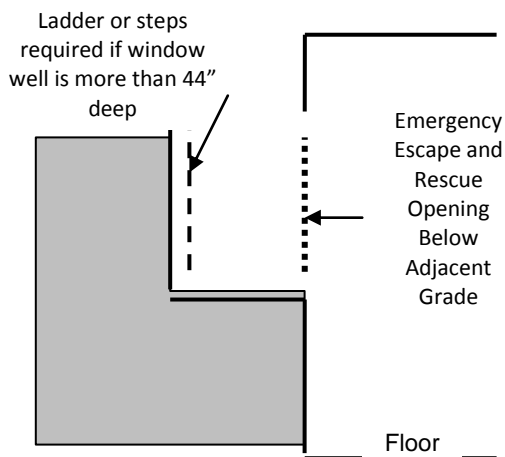
Width	20	20.5	21	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24

Basements and every sleeping room shall have at least one openable window or door approved for emergency escape and rescue that shall open directly to the outside.

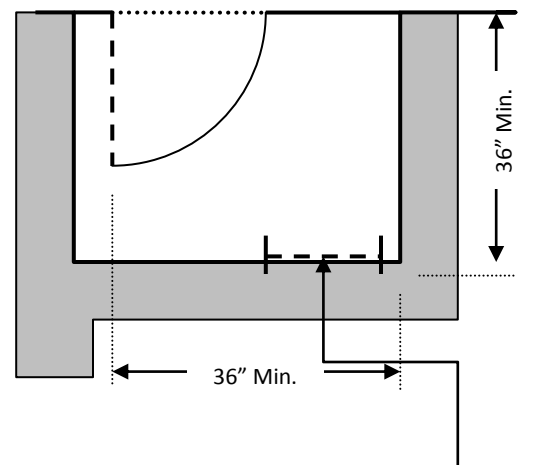
- Emergency and escape rescue windows shall have a minimum net clear openable area of 5.7 square feet.
- The net clear opening dimensions shall be obtained by the normal operation of the emergency and escape rescue opening from the inside. In order to obtain the prescribed opening dimensions, removal of sashes or other non-typical functions are not allowed.
- In addition to the above requirement, the net clear opening width shall be 20 inches and the net clear opening height shall be 24 inches. (Note: using both the minimum width and height dimensions will not provide the minimum required area).

- The sill height (bottom of the window opening when in the open position) shall not be more than 44 inches above the floor.
 - Where basements contain one or more sleeping rooms, emergency egress and rescue openings are required in each sleeping room, but are not required in adjoining areas of the basement. Where a window is provided as a means of escape and rescue opening from a basement it shall have a sill height of not more than 44 inches above the floor or landing. Where a landing is provided the landing shall be not less than 36 inches wide, not less than 18" out from the exterior wall and not more than 24 inches in height. The landing shall be permanently affixed to the floor below and the wall under the openable area of the window it serves.
- Emergency escape and rescue windows are allowed to be installed under decks, porches and other overhead obstructions provided this allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to the yard.



Section View of Window Well

Minimum Window Well Area - 36" net clear dimensions (9 square feet) when window is fully opened.



Plan View of Window Well

Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the window to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection of 36 inches.

Window wells with a vertical depth below the adjoining ground exceeding 44 inches shall be equipped with a permanently affixed ladder or steps. (a ladder or steps shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well) Ladder rungs shall have a minimum net width of 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

INSPECTIONS REQUIRED

- Rough-in at the time the opening is cut in the exterior wall to confirm location, height, size and window well size, height and drainage as required.
- Final inspection to confirm compliant installation prior to use. **Certificate of Occupancy** is required.